

SUMMIT January 2007 Home Sales Stats

Data compiled from the GSMLS. Deemed reliable, but not guaranteed.

Sue feels that if you are in the market to buy or sell real estate in Summit, it is important to understand the trends in Active Listings, Days on the Market, and Listing to Sale Price ratio so that you can make an educated decision.

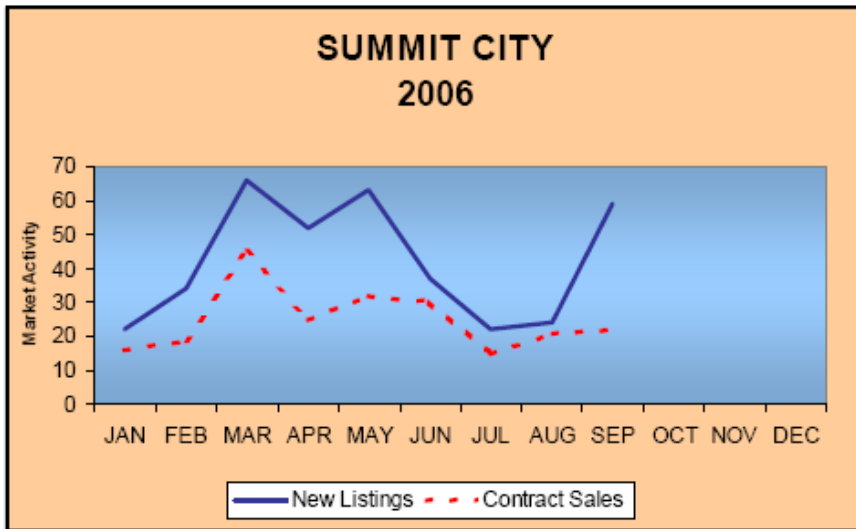
Address	List Price	Sale Price	DOM	BR	TBTH	Style
390 Morris Ave.	\$344,900	\$330,000	47	2	1	Twnehse-End
103 Park Ave. #E104	\$509,000	\$495,000	140	3	2	One Fl. Unit
91 Springfield Ave. #J	\$545,000	\$520,000	114	2	3.1	Twnehse-End
21 Van Dyke Pl.	\$549,000	\$539,000	36	3	2	Colonial
20 Sheridan	\$575,000	\$555,000	155	3	2	Split Level
18 Shadyside Ave.	\$598,500	\$565,000	122	5	2.2	Colonial, Fixer Upper
130 Kent Place Blvd.	\$599,000	\$599,000	6	3	1.1	Colonial
177 Colonial Rd.	\$659,000	\$635,000	35	3	1.2	Colonial
1 Euclid Ave. #4C	\$719,000	\$702,000	85	2	2	Hi-Rise, One Fl. Unit
165 Blackburn Rd.	\$979,000	\$920,000	66	3	3.1	Colonial
116 Colt Rd.	\$1,350,000	\$1,260,000	53	5	2.1	Colonial
9 Colt Rd.	\$1,375,000	\$1,375,000	13	4	3	Colonial
9 Sunset Dr.	\$1,459,000	\$1,340,000	58	4	2.2	Colonial
200 Summit Ave.	\$2,100,000	\$1,837,500	122	8	6.1	Victorian

AVERAGE DAYS ON MARKET:	75
AVERAGE LISTING PRICE:	\$1,181,756
AVERAGE SALE PRICE:	\$ 883,750
% SALE PRICE / LIST PRICE:	94%

SUMMIT HOMESALE TRENDS January 2006 – January 2007

	Jan. 06	Feb.	Mar.	Apr.	May	Jun.	Jul.
Average Listing Price	\$1,053,180	\$1,170,306	\$1,161,277	\$1,259,403	\$1,185,900	\$1,107,908	\$1,121,968
Average Sale Price	\$1,116,618	\$761,179	\$1,086,525	\$738,211	\$1,401,342	\$1,105,166	\$1,067,185
%Sale Price to List Price Ratio	101%	99%	99%	99%	114%	100%	99%
Days on Market	31	47	59	75	30	30	45
# of Active Listings	75	84	125	130	160	154	129

	Aug.	Sept.	Oct.	Nov.	Dec.	Jan. 07
Average Listing Price	\$1,041,752	\$1,084,003	\$1,157,029	\$1,115,384	\$1,163,671	\$1,181,756
Average Sale Price	\$1,541,900	\$938,136	\$726,781	\$839,147	\$990,305	\$883,750
%Sale Price to List Price Ratio	129%	96%	98%	102%	97%	94%
Days On Market	44	68	46	41	73	75
# of Active Listings	123	150	148	142	122	128



SUMMIT CITY 3rd Quarter At-A-Glance

	2002	2003	2004	2005	2006
<i>Average # Of Offerings/Monthly</i>	36.3	29.7	32.7	31.7	35.0
<i>Average # Of Sales/Monthly</i>	23.3	30.3	22.7	22.0	19.3
<i>Supply & Demand Ratio</i>	64%	102%	69%	69%	55%
<i>Unsold Inventory</i>	88	61	48	71	112
<i>Projected Absorption (Months)</i>	4	2	2	3	6

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